

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL 15, FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Institute of Contemporary Art has expressed an interest in and has submitted a satisfactory proposal for the rehabilitation of the building on Disposition Parcel 15 in the Fenway Urban Renewal Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Institute of Contemporary Art be and hereby is tentatively designated as redeveloper of Disposition parcel 15 in the Fenway Urban Renewal Area subject to:

- a) The Authority making a determination, at its discretion, that approximately 1400 square feet on the first floor shall be independently leased to another entity or person for restaurant use;
- b) The Authority being able to acquire title to Disposition Parcel 15 from the City of Boston;
- c) The negotiation of a long-term lease between the Authority and said Institute of Contemporary Art containing terms satisfactory to the Authority.

- d) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- e) Submission within one hundred eighty (180) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed construction schedule.

2. That the leasing of Parcel 15 by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found that the Institute of Contemporary Art possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.

4. That the Secretary is hereby authorized to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

OCTOBER 5, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL 15
FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

Disposition Parcel 15, consisting of approximately 10,500 square feet, is located on Boylston Street generally between Hereford Street and Massachusetts Avenue in the Fenway Urban Renewal Area. The site is presently occupied by a vacant three-story building which was formerly Police Station No. 16.

The architectural character and location of the building is such that developer interest was solicited for the preservation and rehabilitation of the structure. The Institute of Contemporary Art, a Massachusetts charitable institution, has submitted a Letter of Intent and development proposal for the rehabilitation of the entire structure. The Institute has retained for the rehabilitation of this parcel the architectural firm of Gund/Monacelli Associates of Cambridge, Massachusetts, and proposes to use the majority of the structure for gallery exhibits, teaching and associated office space for their operation. It is proposed that the Authority can lease them adequate space for their activities at a nominal rent, and they would in turn rehabilitate the entire structure and leave shell space to be finished for restaurant use on the ground floor. The Authority has advertised for restaurant interest for the ground floor area of this structure on September 17, 1972.

It is therefore felt that the Institute of Contemporary Art has proceeded diligently in the formulation of preliminary plans and has initiated a funding drive in order to allow them to rehabilitate the structure on parcel 15 in accordance with the Fenway Urban Renewal Plan. It is therefore recommended that the Institute of Contemporary Art be tentatively designated as redeveloper of Parcel 15 in the Fenway subject to the conditions outlined in the attached Board Resolution.

Attachment